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28 JAN 1982

MEMORANDUM FOR THE RECORD

SUBJECT: Building Evaluation Reports for the 2430 E Street Complex []

1. On 12 January 1982, a meeting was held to discuss the Building Evaluation Reports for the 2430 E Street complex. In attendance were:

Mr. A. C. Rivera - GSA/Repair and Alterations Division
 Mr. S. R. Cook - GSA/Building Manager
 Mr. C. E. Waters - GSA/State Group
 Mr. G. E. Kimble - GSA/State Group

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2. The meeting began with a discussion of the quality of the services provided by GSA at the 2430 E Street complex. It was acknowledged that GSA has made steady progress in improving the level of general housekeeping and maintaining environmental conditions within the buildings in accordance with the Federal Energy Guidelines. GSA crews have also responded to various trouble calls and have effected repairs in a timely manner. However, several problem areas still exist. These include the continuing water leak behind South Building and the resulting ice problem, water leaks in South and Central Buildings, and the installation of a handrail for East Building. GSA agreed to look into these matters and take appropriate action. []

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3. The Building Evaluation Reports for the 2430 E Street complex were the next topic discussed. GSA agreed with the findings and recommendations in the reports. However, they stated that funds were not available in the current budget to begin implementation. They went on to state that funds could not be programmed until the FY 1985 budget. They did state that minor renovations would be accomplished as funds became available. []

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 INTELLIGENCE SOURCES
 AND METHODS INVOLVED

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SUBJECT: Building Evaluation Reports for the 2430 E Street
Complex

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4. In conclusion, GSA agreed to provide the Agency with a copy of the final report. FEB/RECD, OTS/LOGS, and SM&FB/LSD will review the report and forward comments and recommendations to GSA. FEB/RECD shall continue to monitor the situation at the 2430 E Street complex.

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Project Engineer
Field Engineering Branch, RECD/OL

cc: D/L
C/LSD
OTS/LOGS

Distribution:

✓ Orig. - OL/RECD Official
1 - OL/RECD/FEB Chrono

OL/RECD/FEB

(28 January 1982)

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9 DEC 1981

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9 DEC 1981

MEMORANDUM FOR THE RECORD

SUBJECT: Meeting with General Services Administration

1. On 9 December 1981, RECD/OL representatives, [redacted] met with General Services Administration (GSA) representatives, Messrs. Jacobson and Craddock. The following topics were discussed.

- a. [redacted] Building Elevators STAT
- b. Central Depot Paving
- c. [redacted] Building Prospectus STAT
- d. 2430 E. Street A/E Study

2. Mr. Jacobson advised that the [redacted] elevator design is being reviewed and a Government cost estimate is being prepared. Boilerplate will be added to the design package and GSA plans to advertise in late February of 1982 with bid opening in March of 1982. STAT

3. [redacted] paving is caught in a budget squeeze and an expiring prospectus. Paving will be done as soon as the budget is approved. There is a dollar limitation on the line item for Building B in the prospectus of \$441,000. The additional paving desired by the Agency will be an additive bid item. GSA will try to do the maximum amount of work with funds available. If the funds are released, it is planned to advertise in the second quarter of FY 1982. STAT

4. The prospectus [redacted] was disapproved by the Central Office Prospectus Review Board. It was proposed to be included in GSA's facility plan for FY 1985. GSA intends to revise and resubmit the prospectus and ask for reconsideration in summer of 1982 and try to get the prospectus back into FY 1985. STAT

5. The final report by the architect-engineer on the study for 2430 E. Street (South, Central and East Buildings) was received in GSA on 7 December 1981. They will be reviewing it and will be programming some type of action. There is no

SUBJECT: Meeting with General Services Administration

money budgeted for this work, and the earliest GSA could get money is about FY 1985. GSA will make an effort to do painting and habitability improvements in the next nine months. It is intended to limit the work with FY 1982 funds to about \$100,000 per building. This reduces the number of approvals required for project approval. It is not known at this time whether a prospectus will be required for the major HVAC, utility, and structural repairs. GSA will have more information after the final A/E report has had a thorough GSA review.

6. In closing the meeting, Mr. Jacobson agreed to send a copy of the draft prospectus [redacted] He expressed concern that it is only a draft and should be handled as such. He also stated he would call [redacted] regarding the elevator schedule since he is too busy to send a memorandum. Also, it was mentioned that we will be working with Mr. Lopez of GSA to replace the chillers [redacted]

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[redacted]
Chief, Field Engineering Branch, RECD/OL

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(9 December 1981)

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